
Part XXIV

Jamul/Dulzura Subregional Plan

San Diego County General Plan

Adopted
December 19, 1979
GPA 79-02
Amended
January 11, 1995
GPA 95-01

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CERTIFICATE OF ADOPTION

I hereby certify that this is the text of the **Jamul/Dulzura Subregional Plan**, which consists of a map and this text, and that it is a part of the **San Diego County General Plan**, Section II, Part XXIV, as amended by General Plan Amendment (GPA) 95-01, Item 2, and that it was considered by the San Diego County Planning Commission on the 28th day of October 1994.

Edward J. Ferraro, Chair

Attest: Robert R. Copper, Secretary (Acting)

I hereby certify that this is the text of the **Jamul/Dulzura Subregional Plan**, which consists of a map and this text, and that it is a part of the **San Diego County General Plan**, Section II, Part XXIV, as amended by General Plan Amendment (GPA) 95-01, and that it was adopted by the San Diego County Board of Supervisors on the 11th day of January 1995.

Dianne Jacob, Chairwoman

Attest: Thomas J. Pastuszka
Clerk of the Board

Text

Adopted December 19, 1979, as part of GPA 79-02
Latest Amendment January 11, 1995, GPA 95-01

A complete history of the amendments to this Plan, both map and text, is available at the Department of Planning and Land Use.

CHAPTER 1

INTRODUCTION

The Jamul/Dulzura Subregion covers an area of approximately 168 square miles located generally south of Loveland Reservoir and the Sweetwater River, adjacent to and north of the Mexican border and east of the Rancho San Diego land development. Located within the northeast portion of the Planning Area is Barrett Lake, and the Cleveland National Forest. U.S. Highway 94 traverses the region generally in an east-west direction.

The population of the Subregion is about 5,000 people. It has several small rural or semi-rural communities including Jamul, Steel Canyon, Dulzura, and Barrett Junction. Jamul, the largest of these communities, and its surrounding hills and valleys accommodate a majority of the Subregion's population. Generally the Subregion is still rural in character since it has no sewer system and imported water service only in the northwestern portion of the area. There has been some recent pressure in the northwestern section to bring rapid residential growth.

On March 15, 1977, the Board of Supervisors implemented interim T (20) zoning for Jamul at the citizens' request that the proliferation of housing construction be slower, since availability of public services were limited. Soon afterwards, on March 29, 1977, the Board of Supervisors also directed that a Subregional Plan be prepared for the area to provide for its orderly development. The Plan has been prepared on an accelerated basis by the Jamul/Dulzura Subregional Planning Group and County staff. It reflects a significant community effort and provides a direction for appropriate change and growth for the region through 1995.

The Plan eventually will consist of an adopted text containing seven chapters and related maps. Phase I of the Plan, adopted as part of GPA 79-02, contains goals, policies and maps for land use, conservation, recreation, and scenic highways. Phase II, adopted as part of GPA 80-01, contains a goal, policies, and a map for circulation. The map is part of the Countywide Circulation Element (Sheets 6 and 7). Phase III will be concerned with public facilities. Chapters 2 through 6 will consist mainly of the goals, which express the values of the community and policies which the County will carry out to meet these goals. Its content reflects a strong regional desire to maintain the rural residential character of the community.

On October 28, 1993, the Board of Supervisors adopted the Otay Ranch privately-initiated Plan Amendment, GPA 92-04. The Otay Ranch project covers approximately 23,000 acres and is located in the Jamul/Dulzura Subregional Area and in the Otay Subregional Area. Due to the size and complexity of the project, the policies governing the development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries have been placed in Volume 2 of the Otay Subregional Plan Text. GPA 92-04 also amended the boundaries between the Jamul/Dulzura and Otay Subregions by transferring approximately 1,180 acres from the Otay Subregion to the southwestern area of the Jamul/Dulzura Planning Area, and by transferring approximately 4,000 acres in the Proctor Valley area from the Otay Subregion to the Jamul/Dulzura Subregion.

CHAPTER 2

LAND USE ELEMENT

SUBREGIONAL GOALS AND POLICIES

The following goals and policies relate to the specific needs of the Subregion. They are designed to clarify the intentions of the Planning Group, and guide future development within the Subregion while maintaining consistency with the overall program of the Regional Land Use Element.

GOAL 1

Encourage development of the land in such a manner as to retain the existing rural atmosphere of the community.

GOAL 2

Provide for a land use pattern which accommodates a population projection for 1995 of 8,500 to 10,500 people if essential services such as water, fire protection and schools are available.

GOAL 3

Direct urban density residential and commercial land uses to the region's more level land in the imported water service area. Outside the imported water services, areas should have low density residential and agricultural land uses.

URBAN: For the purposes of this document, land within the Country Town boundary and the Urban Limit Line will be considered urban.

RESIDENTIAL

POLICY 1

Urban residential lots should meet the following criteria:

- (a) No lot should be less than one net acre. Land designated "Estate" or "Residential-1" with slopes over 15% should have no more than one dwelling per two acres. Land with 25% slope should have a maximum of 1 dwelling per 4 acres.
- (b) All lots should have imported water and be able to provide an on-site sewage disposal.

- (c) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots.
- (d) Road and street improvements should conform to the goals and policies as set forth under the Transportation Element.
- (e) New development should provide for equestrian trails as designated on the Riding and Hiking Map.
- (f) All future developments should meet County standards for lot design and street patterns.
- (g) All utilities should be underground unless unfeasible.
- (h) Clustering is permitted pursuant to Policy 5.

COMMERCIAL

POLICY 2

The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood in type.

POLICY 3

Commercial development should retain the rural character of the Subregion and meet the following criteria:

- (a) Commercial lots should be a net minimum of .9 acres in order to provide for adequate landscaping, parking, on-site sewage disposal and open space between structures.
- (b) Structures should be limited to two stories in height.
- (c) Signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking of lights.
- (d) Site Plan review should be done by the County whenever possible in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and the adjoining noncommercial development in terms of traffic, parking, lighting, landscaping and service delivery.

RURAL: For the purpose of this Plan, all land outside the Country Town boundary and Urban Limit Line will be considered rural.

RESIDENTIAL

POLICY 4

When imported water is available, there should be no more than one dwelling per two acres. In the Estate Residential Land Use Designation land having over 25% slope should have no more than 1 dwelling unit per 4 acres. Land in the Multiple Rural Use Designation with more than 25% slope should be limited to 1 dwelling unit per 8 acres.

POLICY 5

When imported water is available, the clustering of dwelling units is compatible and encouraged in the rural areas under the following circumstances:

- (a) The minimum parcel size of all parcels is at least one net acre.
- (b) Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land.
- (c) On-site sewage disposal systems can be approved by the Health Department for immediate and long-term usage.
- (d) The proposed development will have a no more serious effect on the natural environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.
- (e) The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering in the existing land use designation.

Clustering of residential development, however, is prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element.

POLICY 6

Residential development outside the imported water service area should be limited to densities consistent with the County Groundwater Policy. The clustering of dwelling units is acceptable in areas that use groundwater as long as they meet the provisions of the County Groundwater Policy. Clustering of residential development, however, is prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element.

COMMERCIAL

POLICY 7

Commercial development should be discouraged outside the designated urban areas and should only be approved in the rural areas under the following conditions:

- (a) The facility must be intended to serve only the adjacent neighborhood.
- (b) The circulation and access needs can be met adequately.
- (c) The need for the facility can be adequately demonstrated.
- (d) Neighborhood commercial development will not cause adverse impact on neighborhood properties.
- (e) Site Plan review and appropriate landscaping be required.
- (f) The facility is not intended to attract regional travelers.

AGRICULTURE

POLICY 8

Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, all agricultural activities, large or small, which provide a local or regional source of food/fibre/fuel will be encouraged where water and land resources are available.

POLICY 9

A study of the long-range availability of groundwater for agricultural uses will be prepared as soon as possible.

POLICY 10

Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should also be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community.

POLICY 11

Agricultural preserves and land conservation contracts in the Jamul/Dulzura Subregion should be encouraged unless the land is unsuitable for any type of agricultural use.

POLICY 12

The cooperation of Federal and State agencies, along with the local government, should be encouraged to promote agricultural development through the use of soil and water conservation projects.

POLICY 13

Agricultural businesses such as custom butchering, smokehouses, and fruit and vegetable packing are appropriate in areas designated Multiple Rural Use when compatible with existing development.

SPECIFIC PLANNING AREA

Honey Springs Ranch

POLICY 14

Honey Springs Ranch Specific Plan, consisting of 2,022 acres, shall have a density of 0.20 dwelling units per gross acre but shall not exceed a maximum of 389 dwelling units. The Specific Plan shall be in conformance with all applicable County goals and policies including the County General Plan and Board of Supervisors Policy I-77.

Rancho San Miguel Estates

POLICY 15

The Rancho San Miguel Estates Specific Plan, consisting of approximately 1,460 acres, shall have a density of 0.37 dwelling units per acre and a maximum allowable yield of 532 units. The Specific Plan shall be in conformance with all applicable County goals and policies, including the County General Plan, and Board of Supervisors Policies I-59 (Large Scale Project Review) and I-78 (Small Wastewater Treatment Plant Facilities). In addition:

- a. Development of Rancho San Miguel Estates shall follow the sequence described in the Phasing Plan contained in the General Plan Amendment report, except that the dates suggested shall not be binding. The subareas may be developed in any order within each phase.
- b. The rural atmosphere shall be protected by controlling residential site design to give a general appearance of one acre density:
 1. One-half acre parcels may be permitted in the flatter portions of the site along with compensating larger parcels so that no subarea shown on the Specific Plan will have an overall density greater than 1 du/ac.
- c. If lakes are proposed, a water management and reclamation program shall be developed as part of the implementation of the Specific Plan.
- d. A maximum of five acres of neighborhood commercial will be allowed for this SPA. All community uses such as school, fire stations and recreational uses may be permitted.
- e. An energy conservation implementation program shall be included to encourage maximum use of solar technology and other energy conservation techniques, such as hydroelectric generators, photovoltaic and wind-generating systems, when feasible.
- f. Prior to development, an application shall be made to LAFCo to annex the total ownership into one school district and a fire protection district.
- g. The small wastewater treatment system shall only provide for capacity for the allowable number of dwelling units, as well as the commercial and recreational areas, of the project.
- h. The water reclamation system shall be subject to review and approval by the State Department of Health.

- i. Miller Road (Millar Ranch Road) off-site shall be improved to a two lane Residential Collector standard for the first 275 dwelling units, pursuant to the requirements of the Department of Public Works. Development beyond 275 units may require further improvements to a four lane Residential Collector, if warranted by actual traffic volume.
 - 1. The intersection of Highway 94 and Miller Road must be improved.
 - 2. Proctor Valley Road frontage and Highway 94 shall be improved to 1/2 Circulation Element standards.
 - 3. Applicant shall realign and improve on-site curves on Proctor Valley Road which are below 400 foot radii.
 - 4. The Department of Public Works shall review the Highway 94 and Proctor Valley Road intersection.
- k. Protection of the natural features of the property shall include the following:
 - 1. An open space easement shall be granted over Phase V, as shown on Figure 5a of the Draft General Plan Amendment report.
 - 2. Observation of the black-tailed gnatcatcher shall continue through at least Phase 1C of the project. Final development of the project shall protect, to the satisfaction of the Department of Planning and Land Use, a substantial portion of the gnatcatcher population.
 - 3. The two vernal pool areas shall be protected with a natural open space easement.
 - 4. Landscaping plans shall utilize drought tolerant native plants except in areas to be irrigated with reclaimed water.
 - 5. Trails shall be restricted from the areas near the golden eagle nest and areas set aside for protection of the black-tailed gnatcatcher.
 - 6. No effluent from the water treatment plant may be disposed of within areas designated natural open space.
 - 7. Steep slopes shall be preserved. Clustered dwelling units may be allowed on slopes under 25%. On slopes between 25% and 50%, density shall be less than 1 du/4 acres. Clustering shall be allowed on these slopes if the overall goal of protecting the slopes is achieved. All slopes over 50% shall be in permanent open space.

8. Impacts to archaeology shall be mitigated by the following.
 - a. Each site shall be mapped at a standard scale, measured, photographed and described. All milling and/or other features shall be recorded in the same manner.
 - b. Test excavations shall be conducted at each site by project phases to determine subsurface content. A minimum of two units shall be excavated in each site and inspected by County staff. Results shall be evaluated and a recommendation made for preservation, salvage or "no further work" on each site.
 - c. Sites to be preserved shall be covered or protected by other methods. Sites to be salvaged shall have a Salvage Research Design prepared and approved by the Department of Planning and Land Use, Environmental Analysis Division. Any decision of "no further work necessary" on a site must be supported by fact.
 - d. A full report of all proceedings shall be prepared and submitted to the County for approval.
- l. Impacts to groundwater and water quality shall be lessened or eliminated by use of drains, ditches, catchment, and sedimentation basins as recommended by a registered civil engineer and as approved by the State Department of Health Services, the Otay Water District and the Sweetwater Authority.
- m. Mosquito control measures and water safety standards shall be met to the satisfaction of the Director of the Department of Health Services.
- n. The applicant shall provide a hydrological data study regarding intrusions of surface water into the groundwater and its impact on existing and future standard subsurface sewage disposal systems. This shall be a part of the application for the treatment plant and a requirement for approval of the Tentative Map. This shall be done to the satisfaction of the Director of Health Services and the Regional Water Quality Control Board.
- o. Noise impacts shall be mitigated by noise abatement barriers and other methods including setbacks and construction techniques.

OTAY RANCH

POLICY 16

The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.

CHAPTER 3

CIRCULATION ELEMENT

GOAL

Establish a transportation system which will provide for safe, efficient travel throughout this rural community and enhance the beauty, quality and atmosphere of the Jamul/Dulzura Subregional Planning Area. To achieve this end, the transportation network should:

ENCOURAGE THE PRESERVATION OF THE RURAL CHARACTER OF THE COMMUNITY

POLICY 1

Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.

POLICY 2

County policies that provide for replacement of all healthy, mature trees lost during highway maintenance or improvement projects shall be strictly enforced.

POLICY 3

All subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters are required because of the grade of the road, and graded walkways instead of concrete sidewalks.

POLICY 4

Locate major roads to be constructed in the future so as to by-pass rather than divide residential neighborhoods.

POLICY 5

In order to keep the rural character of the community, it is important to retain the dark skies. Therefore, street lighting should be of the type as to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.

ACCOMMODATE AUTOMOBILE AND NONMOTORIZED MODES OF TRAVEL WITHIN THE PLANNING AREA

POLICY 6

Support the construction of a local road network which is designed to service the existing land use pattern and the future community development.

POLICY 7

Funding priority shall be given to maintaining in good condition the existing road system.

The construction of new, or the upgrading of existing roads, as shown on the Circulation Element, shall not be accomplished until their need has been demonstrated to the Jamul/Dulzura Citizens' Planning Group. This shall be done by an annual evaluation of the Department of Transportation's multi-year work program for the Planning Area.

POLICY 8

The development of public transportation to the Jamul/Dulzura area from El Cajon and San Diego is recognized as desirable. A study into the feasibility of extending life line bus service in the community should be encouraged.

POLICY 9

Residential development shall be designed with equestrian trails and foot paths as an integral part of the project. In addition, permission should be granted for short-term use of portions of circulation road easements for equestrian trails until such time as full road improvements are necessary.

POLICY 10

Support the design and construction of safe, attractive pedestrian bicycle and equestrian crossings at logical points on major thoroughfares. In particular, the junctions of Highway 94 and Jefferson, and Skyline Truck Trail and Lyons Valley should have such crossings.

PROVIDE FOR A LOCAL ROAD SYSTEM THAT IS SAFE AND EFFICIENT

POLICY 11

Include fire safe road standards as criteria for County evaluation of proposed road and subdivisions.

POLICY 12

Establish a new County rural road minimum standard for non-circulation routes. Roads built to the new standard would be accepted into the County's maintained road system.

POLICY 13

Encourage the elimination of safety hazards caused by direct access of traffic onto major arterial or collector streets. In particular, new commercial development shall have limited access on such roads. Consideration should be given to a method of limiting access along State Highway 94 in the Steel Canyon area as traffic increases and congestion occurs.

CHAPTER 4

RECREATION ELEMENT

The policies presented in this Chapter will selectively amend and/or carry out the policies for the Recreation Element of the San Diego County General Plan for the Jamul/Dulzura Subregion.

GOAL 4

Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area which will meet the distinctive needs of the community and enrich the lives of the residents.

POLICY 1

The early identification and acquisition of local recreation sites in order to reduce costs is encouraged. The following locations are listed in order of priority for recreation sites: Central Jamul, Deerhorn Valley area, Dulzura. In addition to acquiring active recreation areas, sites of particular outstanding scenic value in terms of view, natural vegetation, watercourses, and unique geological formations should be considered for acquisition. The caves and its surrounding land in the Deerhorn Valley area is an example of property meeting this criteria.

POLICY 2

Park development should be in the form of active recreation (i.e., multi-purpose play fields, community center, horse staging areas). The development of passive recreation (i.e., picnic grounds, open space) should be highly restricted. It is the strong belief of the citizens that the community's ultimate density provides for adequate open space by the individual landowners.

POLICY 3

The highest priority for recreation is the development of a community activity center near the Jamul town center to serve as a social focal point. Any proposal for such a center should include facilities for the keeping of historical artifacts and photographs and a listing of historic structures and their locations.

POLICY 4 and POLICY 5 were deleted in GPA 83-03.

POLICY 6

The possibilities of developing State and Federal land, as well as County or local district land, should be investigated in order to limit park costs. It would be considered ideal for local parks to be located adjacent to other public facilities, such as schools, fire stations, State parks or County road stations to allow for common sharing of facilities as well as common policing.

POLICY 7

The establishment of an appropriate entity to provide for park and recreation facilities, services, maintenance, and operation as well as other needed public facilities for the community is considered important in order for the general goals of the Plan to be met.

POLICY 8

Utilization of all potential sources of funding and aid that will improve the availability of youth recreational facilities and educational activities of all age groups should be encouraged.

POLICY 9

Strict controls prohibiting off-road vehicle use in other than specifically designated areas is highly desirable.

POLICY 10

Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc.

HISTORICAL SITES

Barrett House circa 1890, central Jamul

La Follet House circa 1895, off of Jefferson

Rock House circa 1895, on Hillside Drive

Jamul School House

Lawson Valley School in Lee Valley

Schnell House, west of intersection of Lawson Valley Road and Skyline Truck Trail

Bratton House circa 1900, Deerhorn Valley Road

Wats House, Mother Grundy Truck Trail

Jamul Rancho building site east of Pio Pico Park

Plumers House circa 1915, north of Dulzura Cafe

Dulzura Cafe circa 1900

Clark Ranch rebuilt 1900, on Dulzura Creek

Hagenback House, across from Forestry Station

Schekler House, east side of Highway 94 across from Marron Valley Road

Winnetka Ranch House

CHAPTER 5

CONSERVATION ELEMENT

The policies presented in this Chapter will selectively amend and/or carry out the policies for the Conservation Element of the San Diego County General Plan for the Jamul/Dulzura Subregion. Accompanying this section is the Resource Conservation Area Map.

GOAL 5

Carefully manage environmental resources in the Jamul/Dulzura area in order to maintain them for future needs.

POLICY 1

The preservation of diverse, viable natural habitats and aesthetic resources such as scenic rock outcroppings, ridge tops and mountain peaks should be encouraged.

POLICY 2

Resource Conservation Areas (RCAs) should be used as a designation to protect sensitive biological, archaeological, aesthetic, mineral, and water resources. Where a RCA is designated sensitive vegetation, significant stands of trees, and wildlife populations should be protected through Sensitive Resource Regulations and/or appropriate land use controls. Projects requiring environmental analysis under the California Environmental Quality Act (CEQA) that occur within Resource Conservation Areas should be carefully analyzed to assess their impact on the Resource Conservation Area.

POLICY 3

Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources. When necessary, groundwater survey reports should be required and should meet the minimum standards specified in the County Groundwater Policy.

POLICY 4

A large scale groundwater study in the Jamul/Dulzura Subregional Planning Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date.

POLICY 5

The protection of historical and archaeological resources should be encouraged. Historical buildings should be identified and archaeological sites studies and salvaged by qualified archaeologists.

POLICY 6

Standards should be developed for control over light pollution to preserve the dark sky characteristics of Jamul/Dulzura Subregion.

POLICY 7

Development in areas with geologic hazards such as land slide prone soils, seismic risks, should be discouraged.

RCA MAP GOES HERE

RESOURCE CONSERVATION AREAS FOR JAMUL-DULZURA

106. McGinty Mountain - Sequan Peak -- These two mountains are both prominent visual features for the El Cajon and Harbison Canyon and Dehesa regions. These mountains are also biologically important because they contain many rare, endangered and threatened plants including about 75 percent of the known population of the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego thornmint, threatened San Miguel savory, Gander's butterweed, Felt leaf rock mint and Dean's milkvetch, and the rare California copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil, and San Diego sunflower. The California Natural Area Coordinating Council designated this as a Significant Natural Area.
107. Indian Springs -- This area is important for the Riparian and Oak woodlands that grow along Highway 94. These woodlands represent a part of the character of Jamul.
108. Lawson Peak -- Lawson Peak is a scenically important mountain as well as biologically important area because of the presence of the threatened Felt leaf rock mint, Gander's butterweed, and the rare Campo clarkia and Creeping sage. This resource conservation area also contains the Riparian and Oak woodlands of Hollenbeck Canyon, Pringle Canyon, and Dulzura Creek.
109. Barrett -- This area contains Barrett Lake, its associated Riparian woodlands and steep Chaparral covered slopes leading into the lake. Rare plants within the area include the threatened Felt leaf rock mint, Morena current and Gander's butterweed as well as the rare Mountain misery and Campo clarkia.
110. Mother Grundy -- The rock formation namesake for this mountain is a prominent landscape feature for the Dulzura area. It also contains some of the rare and endangered species that occur in the Barrett RCA.
111. Tecate Peak - Cottonwood Creek -- Resources in this area include Tecate Peak as an international landmark, Cottonwood Creek and its waterfall, Riparian woodlands, stands of the rare Tecate cypress, as well as rare and endangered plants such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed and Orcutt's brodiaea.

San Miguel - Jamul Mountains -- These two mountain areas are regionally important for San Diego County because of the large number of rare and endangered plants on them. Rare plants in this area include the coast barrel cactus (Erocactus viridescens), Otay manzanita (Arctostaphylos otayensis), San Miguel savory (Satureja chandleri), Dudleya variegata, California adders tongue fern (Ophioglossum californicum), San Diego needlegrass (Stipa diegoensis), and Gander's pitcher sage (Lepechinia ganderi). Vernal pools occur in this area near Proctor Valley Road. The California gnatcatcher, a species that is now a threatened species, also occurs on the lower slopes of these mountains.

127. Otay Mountain - Lower Otay Lake -- This major area is of Statewide significance. It includes Lower Otay Reservoir, rare and endangered plants on the lower mesa areas, and Otay Mountain. Otay Mountain contains the world's largest population of the rare Tecate cypress (Cupressus forbesii) and numerous other rare and endangered plants. A few include the Gander's pitcher sage, Otay manzanita, Orcutt's brodiaea (Brodiaea orcuttii), Dunn's mariposa lily (Calochortus dunnii), and dense reed grass (Calamagrostis densa). The Mexican fremontia (Fremontodendron mexicanum) may occur on the slopes of Otay Mountain in areas adjacent to the Otay Ranch/San Ysidro Planning Area #17 where the only known U.S. population of this species is located. Otay Mountain is predominantly under the Bureau of Land Management ownership and portions of it are designated Wilderness Study Areas. California Natural Area Coordinating Council lists it as a significant Natural Area. Vernal pools, and their attendant rare species, occur on the mesas around the Lower Otay Reservoir. Otay Mountain is also a major scenic landmark for the region.
131. Deerhorn Valley -- Oak woodlands and their surrounding Chaparral habitats are the important resources in this area.

CHAPTER 6

SCENIC HIGHWAY ELEMENT

The policies presented in this Chapter will selectively amend and/or carry out the policies for the Scenic Highway Element of the San Diego County General Plan for the Jamul/Dulzura Subregion.

GOAL 6

The early designation of a scenic highway system which will provide attractive and scenic travel routes within the Jamul/Dulzura Subregional Area.

POLICY 1

The priority of the scenic highway corridors in the Jamul/Dulzura Subregional Area as designated in the County General Plan are as follows:

First and highest priority: State Highway 94; second priority: Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road; and third priority: Honey Springs, Otay Lakes.

POLICY 2

The above listed routes should be protected by the implementation of a Scenic Preservation Overlay Zone as soon as possible.

CHAPTER 7

IMPLEMENTATION

RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Jamul/Dulzura Subregional Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this Plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The regional categories shown on the Regional Land Use Element Map delineate the pattern of urban development to take place in this region through the year 1995. The land use designations shown on the Jamul/Dulzura Subregional Plan will be used to implement the regional categories. The consistency between the regional categories and the Subregional Plan Land Use Designations is shown in the Compatibility Matrix in the Regional Land Use Element. Land use designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, use regulations in The Zoning Ordinance will be used to implement the land use designations. The consistency between the land use designations and use regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this Plan is contained in the Plan Implementation Manual.

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